

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the transfer of density for the subdivision of two contiguous parcels of land, zoned RC-2, into a total of 4 lots.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Frank, Bernstein, Conaway & Goldman
(Type or Print Name)
Signature: _____
300 R. Lombard Street
Address
Baltimore, Maryland 21202
City and State
Attorney's Telephone No.: 625-3500

Legal Owner(s): _____
A & A Tree Experts, Inc.
(Type or Print Name)
Signature: _____
Matthew C. Anacker
(Type or Print Name)
Address: _____
7081 Milford Industrial Road 486-4561
Pikesville, Maryland 21208
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Matthew C. Anacker, Vice President
Name
7081 Milford Industrial Rd. 486-4561
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of September, 1986, at 10:30 o'clock.

Carl John
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

FOR
A & A TREE EXPERTS, INC.
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PARCEL I

BEGINNING for the First at a point, on the southern right-of-way line of Old Court Road approximately 900' feet east of Dogwood Road, thence binding along said right-of-way line as shown on State Roads Commission of Maryland Plat No. 47, leaving the outlines of said First parcel, as now surveyed,

- (1) South 85°-40'-56" East 84.73 feet,
- (2) North 86°-42'-43" East 103.32 feet,
- (3) North 79°-00'-43" East 103.23 feet,
- (4) North 70°-32'-04" East 103.06 feet,
- (5) North 64°-49'-07" East 56.59 feet,
- (6) North 63°-26'-18" East 112.39 feet to a point 717.68

feet on the Fourth or North 08° East 28 perches line of said First parcel, thence leaving said right-of-way line, and running reversely with a part of said Fourth deed line and thence reversely with all of the Third, Second and a part of the First lines of said First parcel,

- (7) South 13°-29'-40" West 717.68 feet,
- (8) North 79°-18'-38" West 468.41 feet,
- (9) North 10°-32'-18" East 491.37 feet to the point of

beginning, containing 6.318 acres of land, more or less.

BEING a part of the First parcel of that land which by deed dated June 24, 1969 and recorded among said Land Records in Liber No. 5006 at Folio 458 was granted and conveyed by Edna P. Jones, widow, to A & A Tree Experts, Inc.

PARCEL II

BEGINNING for the Second at a point South 10°-32'-18" West 491.37 feet from the southerly right-of-way line of Old Court Road, said point being approximately 900 feet east of Dogwood Road, and thence running reversely with the outlines of said Second parcel, as now surveyed,

1 of 2

DESCRIPTION

FOR
A & A TREE EXPERTS, INC.
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

- (1) South 79°-18'-38" East 468.41 feet,
- (2) South 77°-28'-50" East 464.43 feet,
- (3) South 42°-36'-01" West 271.42 feet,
- (4) North 73°-15'-46" West 824.28 feet,
- (5) North 02°-29'-24" West 218.75 feet,
- (6) South 87°-23'-29" East 81.08 feet,
- (7) South 10°-32'-18" West 66.00 feet to the point of

beginning, containing 4.317 acres of land, more or less.
BEING all of the Second parcel of that land which by deed dated June 24, 1969 and recorded among said Land Records in Liber No. 5006 at Folio 458 was granted and conveyed by Edna P. Jones, widow, to A & A Tree Experts, Inc.

2 of 2

July 2, 1986
D1:A&ATree.Des

PETITION FOR SPECIAL HEARING

2nd Election District

Case No. 87-115-SPH

LOCATION: South Side of Old Court Road, 900 feet East of Dogwood Road

DATE AND TIME: Tuesday, September 16, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the transfer of density for the subdivision of two contiguous parcels of land, zoned R.C. 2, into a total of four lots

Being the property of A & A Tree Experts, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S of Old Court Rd., 900' E of
Dogwood Rd., 2nd District : OF BALTIMORE COUNTY
A & A TREE EXPERTS, INC., : Case No. 87-115-SPH
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 222, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Pamela B. Sorota, Esquire, Frank, Bernstein, Conaway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 28, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 28, 1986.

THE JEFFERSONIAN,
Susan Service's Direct
Publisher
Cost of Advertising
24.75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Date of Posting: August 15, 1986
Posted for: Special Hearing
Petitioner: A & A Tree Experts
Location of property: S/S of Old Court Rd., 900' E of Dogwood Rd.
Location of Sign: South Side of Old Court Road, approx. 1100' East of Dogwood Road
Remarks: A & A Tree Experts
Posted by: J. G. Smith
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 28th day of July, 1986

Petitioner: A & A Tree Experts, Inc.
Petitioner's Attorney: Pamela B. Sorota, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

July 17, 1986

RE: Property Owner: A & A Tree Experts, Inc.

Location: Old Court Rd., 900 ft. E Dogwood Road

Item No.: 13 Zoning Agenda: Meeting of July 15, 1986

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

(X) 3. The vehicle dead end condition shown at Lot 3 exceeds 300 ft.

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Proposed ramp/road shall have a minimum width of 16 ft. in width and of _____ ft. in depth. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

7/23/86
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 13 Zoning Advisory Committee Meeting of July 15, 1986

Property Owner: A & A Tree Experts

Location: Old Court Rd., 900 ft. E Dogwood Rd. District 2nd

Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

2/16 SS 20 1082 (1)

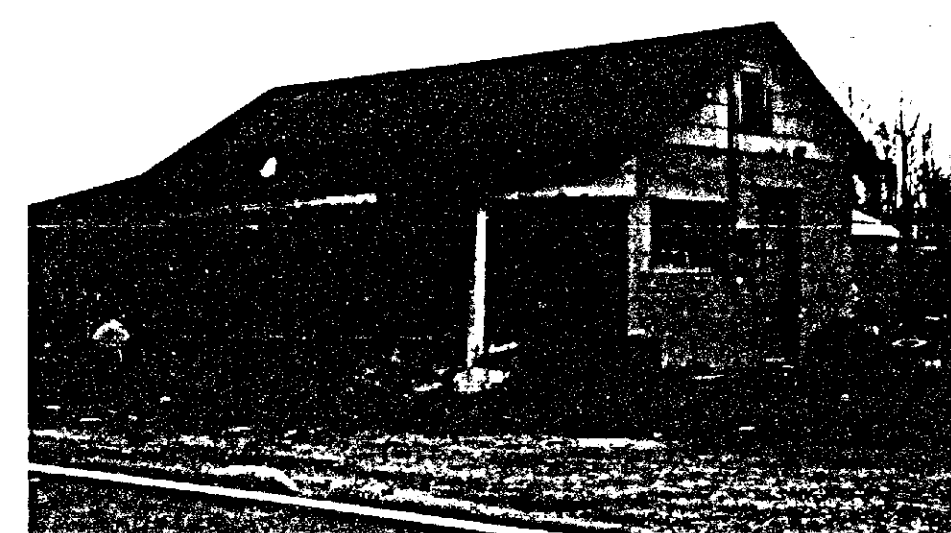
87-115-SFH



FRONT



REAR



TENANT HOUSE

IN RE: PETITION FOR SPECIAL HEARING • BEFORE THE
S/S of Old Court Road, • DEPUTY ZONING COMMISSIONER
900' E of Dogwood Road • OF BALTIMORE COUNTY
2nd Election District • Case No. 87-115-SFH
A & A Tree Experts, Inc. •
Petitioner •

The Petitioner herein requests a Special Hearing to determine whether or not approval should be granted to the transfer of density for the subdivision of two contiguous parcels of land, zoned RC 2, into a total of four lots.

Testimony on behalf of the Petitioner indicates that the site consists of two parcels of land located entirely within an RC 2 zone which permits each parcel to be subdivided into two lots for a total of four lots. The rear parcel provides little area that will perc and is about 50% covered with 25-30% slopes.

The Petitioner purchased both parcels in 1969 with the intention of moving the business to this location. Since the Baltimore County Zoning Regulations (BCZR) do not allow a business on the site, the company proposes to develop the land and sell finished lots. The proposed rearrangement of lots is within the spirit and intent of the BCZR, will provide suitable building lots and will make use of land that is inappropriate for farming. Prospective purchasers include an employee, a former employee and a neighboring renter.

A representative of the local community association expressed no major objections, however, the community wants an attractive development. They do have concerns about the storage of excavating equipment on and the development of the site.

Pursuant to the advertisement, posting of property and public hearing and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, approval of the requested density transfer is within the spirit and intent of the RC 2 zoning regulations and,

DATE 8/26/86 BY [Signature]

indeed, does not hinder conditions favorable to the continued agricultural use of productive agricultural areas of Baltimore County. Strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioner. The health, safety and general welfare of the community will not be adversely affected and, therefore, the requested approval of density transfer should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23rd day of September 1986, that the proposed density transfer for the subdivision of two contiguous parcels of land into a total of four lots in accordance with the plan submitted, prepared by Fisher, Collins & Carter, Inc., revised April 1986, and identified as Petitioner's Exhibit 2, be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order, subject, however, to the following restrictions:

- Existing buildings utilized as dwellings on Lot #1 shall be razed within two years.
- No excavating or contracting equipment or commercial trucks shall be parked or stored on the property, except in conjunction with construction in accordance with an active building permit.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

DATE 8/26/86 BY [Signature]

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Comments on Item # 13 Zoning Advisory Committee Meeting are as follows:

Property Owner: A & A Tree Experts, Inc.
Location: Old Court Road, 900 Feet E Dogwood Road
District: 2nd

APPLICABLE ZONING AND ORDINANCES:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1-1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered architect or engineer is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered architect or engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 10'-0" to an interior lot line. Bul Use Groups require a one hour wall if closer than 10'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2, and Table 102.1. No openings are permitted in an exterior wall within 10'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section (a) _____ of the Baltimore County Building Code.

(8) When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Tidal/Waterside. Please see the attached copy of Section 210.2 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

J. Comments:

(10) The abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. To deliver the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Baltimore County Building Plan Review

8/22/86

Zoning Item # 13 Zoning Advisory Committee Meeting of 7/15/86
Page 2

(X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

(X) Soil percolation tests (have been/must be) conducted.

(X) The results are valid until 3/27/89. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____. This must be accomplished is not acceptable and must be retested. Prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

(X) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.

(X) Others: Existing on-site sewage disposal system should be either backfilled, or removed, by a licensed plumber.

① All wells should be properly abandoned.
② According to the soils listed on the plan provided, some protected wetland soil types exist on-site. Please note that development may be restricted in some areas. For more information contact Judy Platt, Water Quality Section at 494-3768.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

ARNOLD JABLON
ZONING COMMISSIONER

September 23, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Pamela B. Sorota, Esquire
Frank, Bernstein, Conway & Goldman
300 E. Lombard Street
Baltimore, Maryland 21202

RE: Petition for Special Hearing
S/S of Old Court Road
900' E of Dogwood Road
2nd Election District
Case No. 87-115-SFH

Dear Ms. Sorota:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a Special Hearing has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: Mr. Matthew C. Anacker, Vice President
A & A Tree Experts, Inc.
7081 Milford Industrial Road
Pikesville, Maryland 21208

Ms. Kathleen Skulley
Greater Patapsco Community Association
10813 Davis Avenue
Granite, Maryland 21163

People's Counsel

Property of
William F. Chen and Co.
1550/210

Property of
John L. Hope
5783/397

Property of
Hohman D. Beyer, Jr.
3447/301
5721/711

Property of
Fred C. Boehmer
5251/202

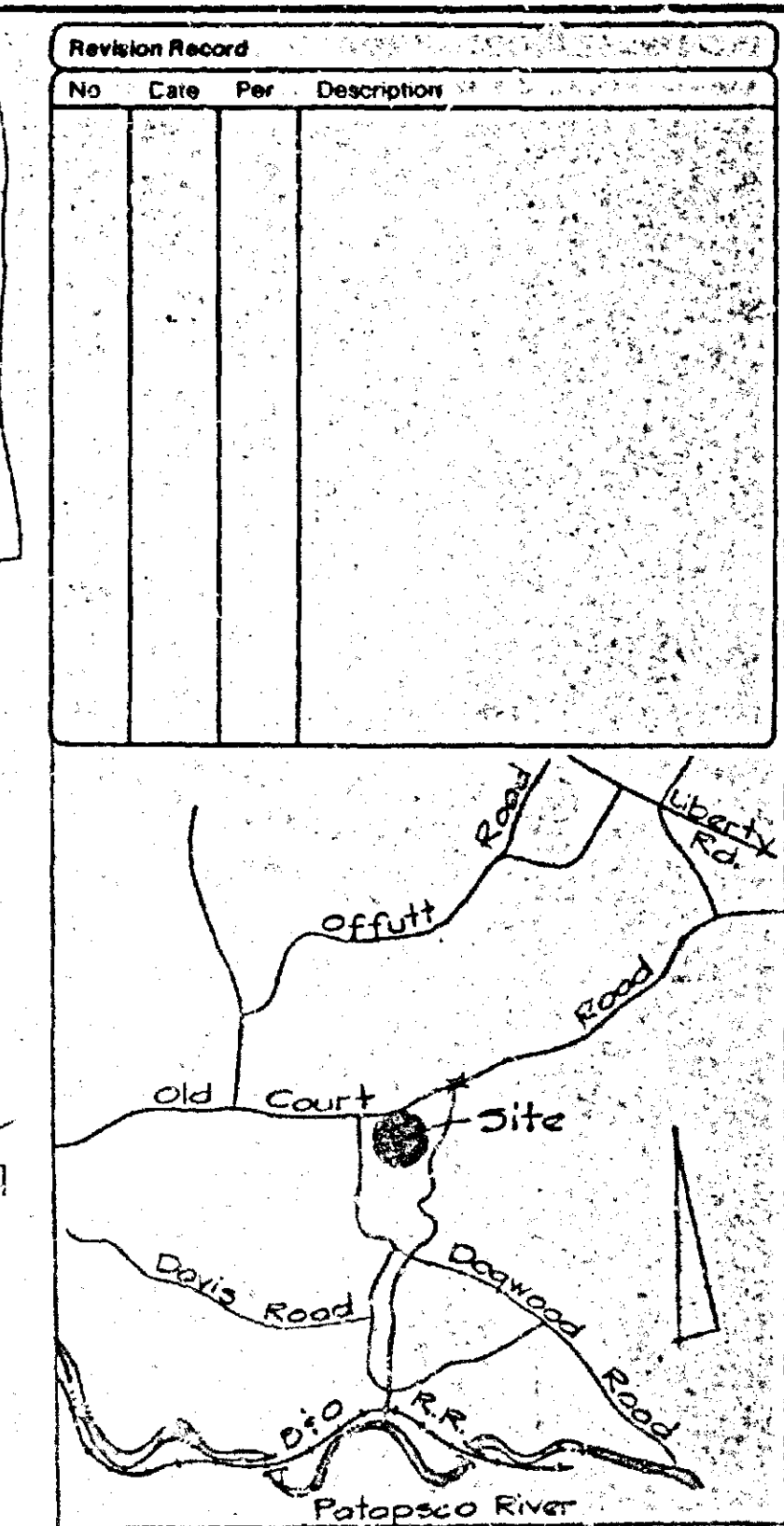
Property of
Robert C. Dutelman
5545/300

- 1) This area designates a private sewage easement of 10,000 ft as required by Maryland State Department of Health & Mental Hygiene for individual sewage disposal.
- 2) Subject property zoned RC-2.
- 3) Predominant Soil Types: MBC2, GcB2, GNB.
- Denotes location of proposed dwelling
- Denotes proposed well
- Denotes field location of Parc holes

ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

THE TYPICAL PARKING PAD AND DRIVEWAY, AS SHOWN IS INTENDED TO COMPLY WITH THE MINIMUM PARKING STANDARDS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 1802.2A (III F-3). THE FINAL LOCATION AND TYPE MAY BE REVISED AS A RESULT OF THE PROPOSED HOUSE LOCATION AND/OR AT THE REQUEST OF THE ORIGINAL HOME BUYER. ALL DRIVEWAYS AND PARKING PADS WILL BE PAVED WITH BITUMINOUS CONCRETE PAVING OF 2" DEPTH.

Fisher, Collins & Carter, Inc.
Consulting Engineers & Land Surveyors
2500 Court Avenue
Baltimore City, Maryland 21043
(301) 461-2855



GENERAL NOTES:

- LOTS SHOWN HEREON UTILIZE PRIVATE WATER AND PRIVATE SEPTIC.
- LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY AND WILL BE OFFERED FOR SALE.
- NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTIMORE COUNTY PLANNING COMMISSION.
- WHERE APPLICABLE, UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT REGULATIONS OR AS AMENDED BY THE PUBLIC SERVICE COMMISSION OF MARYLAND, REGARDING UNDERGROUND SERVICE.
- ALL PANHANDLE DRIVEWAYS MUST BE CONSTRUCTED TO THE REAR LOT PRIOR TO THE SALE OF LOTS.
- THE SUBDIVISION IS ON THE BRICE RUN WATERSHED.
- PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE MACADAM SURFACED.
- EXISTING ZONING RC-2.
- PARKING DATA RC-2, 2.00 PARKING SP./UNIT - 2 x 4 = 8.
- ESTIMATED AVERAGE DAILY TRIPS (A.D.T.'S) 12.4 x 4 LOTS = 49.6 A.D.T.
- L.S.M. INDICATES BUILDING RESTRICTION LINE.
- THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITAT AND HAZARDOUS MATERIALS ON THIS PROPERTY.
- MAJOR VEGETATION - WOODS AND FIELD.
- THIS SUBDIVISION IS LOCATED IN THE BRICE WATERSHED.

DENSITY TABULATIONS:

- TOTAL AREA OF PROPERTY:
A) PARCEL 1 - 6.08 AC.
B) PARCEL 2 - 4.68 AC.
TOTAL 10.76 AC.
- EXISTING ZONING RC-2.
- NO. OF DWELLING UNITS ALLOWED
A) 2 LOTS TOTAL FOR PARCELS HAVING AN AREA BETWEEN 2 AND 100 AC.
B) 2 PARCELS x 2 LOTS = 4 LOTS
- TOTAL NO. OF SINGLE FAMILY LOTS PROPOSED = 4
- TOTAL NO. OF PARKING SPACES REQUIRED
A) 2 PARKING SPACES/UNIT = 2 x 4 = 8
B) TOTAL NUMBER OF PARKING SPACES PROVIDED = 8

PETITIONER'S EXHIBIT

BROOKS FARM	
2ND ELECTION DISTRICT - BALTO. CO., MD.	
9807 OLD COURT RD. BALTIMORE COUNTY 21227	
TAX MAP '86 PARCEL # 46	TAX MAP '86 PARCEL # 201
DWG. No. 13	7/21/86
REVISED PLAN OFFICE COPY	
Date	Dwn. By
Scale 1" = 50' 0"	Ch. By
Des. By	App. By
CCF No.	

OWNER & DEVELOPER
AIA TREE EXPERTS, INC.
P.O. BOX 21310
TICKESVILLE, MD. 21208-0310

Revised: April 1986 - Lot Lines for Parc Results
Revised: Jan 1986 - Property Line Relocation

Property of
William F. Chen and Co.
1550/210

Property of
John L. Hope
5703/307

Property of
Hohman D. Bayer, Jr.
3147/301
5721/711

Property of
Fred C. Boehmer
5251/202

Property of
Robert C. Dutchman
5545/303

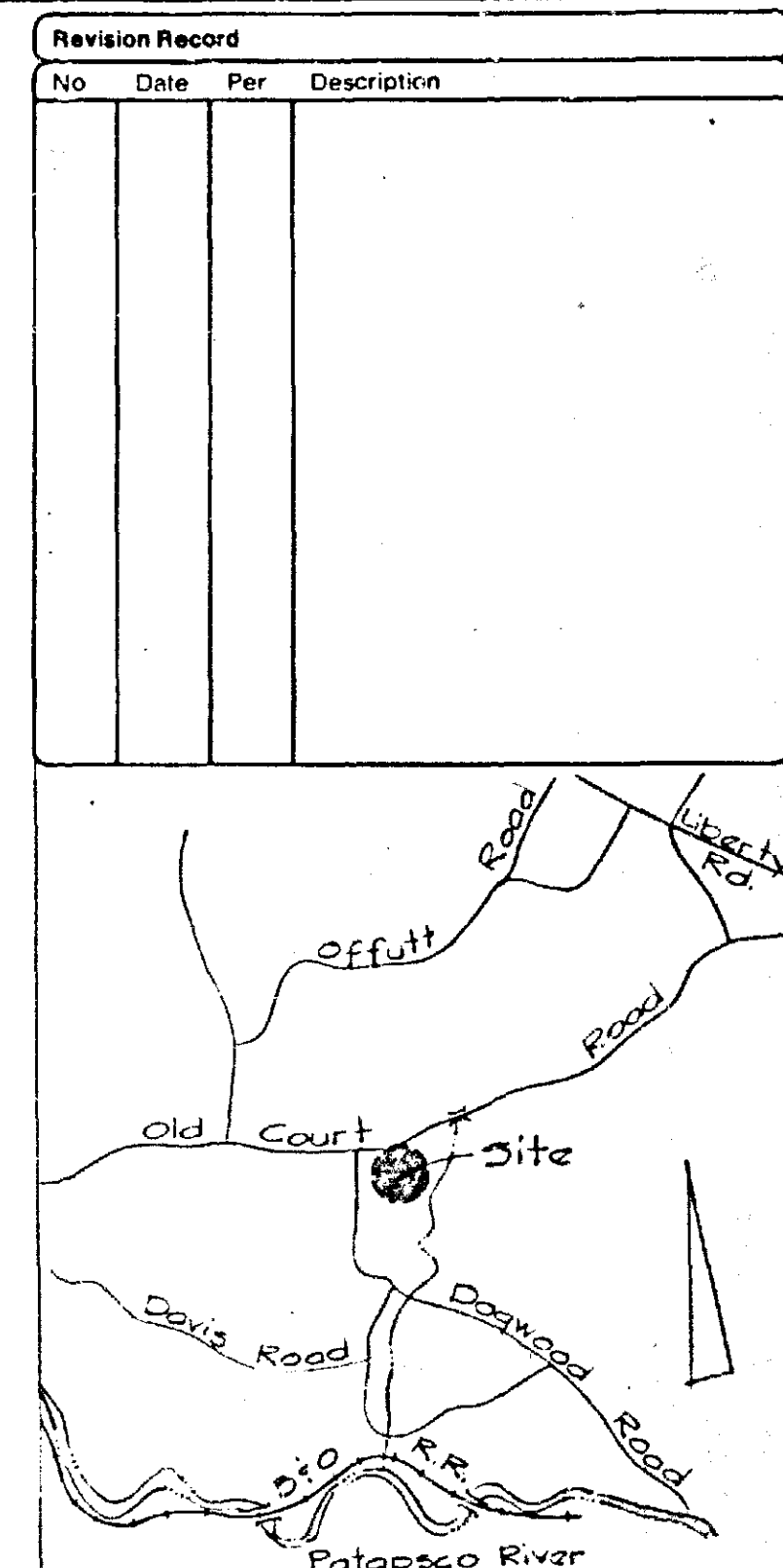
- 1) This area designates a private sewage easement of 10,000 ft. as required by Maryland State Department of Health & Mental Hygiene for individual sewage disposal.
- 2) Subject property zoned RC-2.
- 3) Predominant Soil Types: Mbc2, Gcb2, Gnb.

- Denotes location of proposed dwelling
- ⊙ Denotes proposed well
- Denotes field location of Parc holes

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THE TYPICAL PARKING PAD AND DRIVEWAY, AS SHOWN IS INTENDED TO COMPLY WITH THE MINIMUM PARKING STANDARDS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 1802.2A (III F-3). THE FINAL LOCATION AND TYPE MAY BE REVISED AS A RESULT OF THE PROPOSED HOUSE LOCATION AND/OR AT THE REQUEST OF THE ORIGINAL HOME BUYER. ALL DRIVEWAYS AND PARKING PADS WILL BE PAVED WITH BITUMINOUS CONCRETE PAVING OF 2" DEPTH.

Fisher, Collins & Carter, Inc.
Consulting Engineers & Land Surveyors
8300 Court Avenue
Ellicott City, Maryland 21043
(301) 461-2055



GENERAL NOTES:

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3. NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTIMORE COUNTY PLANNING COMMISSION.
4. WHERE APPLICABLE, UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT REGULATIONS OR AS AMENDED BY THE PUBLIC SERVICE COMMISSION OF MARYLAND, REGARDING UNDERGROUND SERVICE.
5. ALL PANHANDLE DRIVEWAYS MUST BE CONSTRUCTED TO THE REAR LOT PRIOR TO THE SALE OF LOTS.
6. THE SUBDIVISION IS ON THE BRICE RUN WATERSHED.
7. PRIVATE PARKING AREAS AND DRIVEWAYS SHALL BE MACADAM SURFACED.
8. EXISTING ZONING RC-2.
9. PARKING DATA RC-2, 2.00 PARKING SP./UNIT = 2 x 4 = 8.
10. ESTIMATED AVERAGE DAILY TRIPS (A.D.T.'S) 12.4 x 4 LOTS = 49.6 A.D.T.'S
11. B.R.L. INDICATES BUILDING RESTRICTION LINE.
12. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITAT AND HAZARDOUS MATERIALS ON THIS PROPERTY.
13. MAJOR VEGETATION - WOODS AND FIELD.
14. THIS SUBDIVISION IS LOCATED IN THE BRICE WATERSHED.

DENSITY TABULATIONS:

1. TOTAL AREA OF PROPERTY:
 - A) PARCEL 1 - 6.08 AC.±
 - B) PARCEL 2 - 4.68 AC.±
 - TOTAL 10.76 AC.±
2. EXISTING ZONING RC-2.
3. NO. OF DWELLING UNITS ALLOWED
 - A) 2 LOTS TOTAL FOR PARCELS HAVING AN AREA BETWEEN 2 AND 100 AC.±
 - B) 2 PARCELS x 2 LOTS = 4 LOTS
4. TOTAL NO. OF SINGLE FAMILY LOTS PROPOSED = 4
5. TOTAL NO. OF PARKING SPACES REQUIRED
 - A) 2 PARKING SPACES/UNIT = 2 x 4 = 8
 - B) TOTAL NUMBER OF PARKING SPACES PROVIDED = 8

**PETITIONER'S
EXHIBIT 2**

BROOKS FARM

2ND ELECTION DISTRICT BALTO. CO., MD.

9807 OLD COURT RD.
BALTIMORE COUNTY 21227

TAX MAP *06 PARCEL *46

TAX MAP *06 PARCEL *261

DWG No.

of

Date

Scale 1" = 50'-0"

Des By

App By

CCF No.

OWNER & DEVELOPER
AIA TREE EXPERTS, INC.
P.O. BOX 21310
MCKESSVILLE, MD. 21200-0310

Revised: April 1984 - Lot Lines for Parc Results
Revised: Jan 1986 - Property Line Relocation

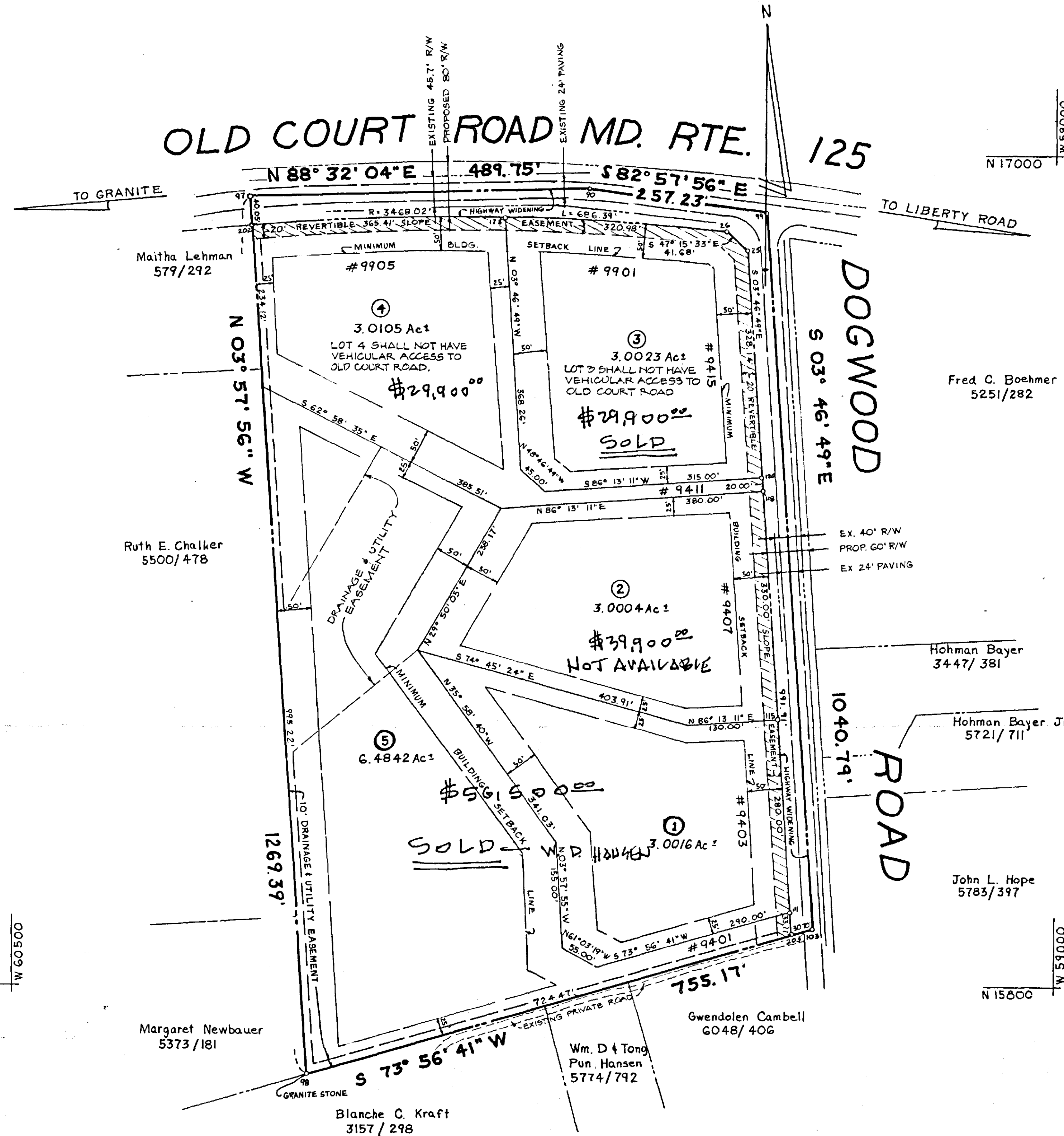
Dogwood Est. Inc.
4205/395

CURVE DATA						
FROM	TO	RADIUS	Δ	LENGTH	TAN. CHORD	
202	26	3468.02'	11° 20' 24"	686.39'	344.32'	S89° 19' 53"E G85.27'

DENSITY TABULATIONS

- 1) EXISTING ZONING = RC-3
- 2) GROSS AREA = 19.84 Ac ±
- 3) NET AREA = 18.50 Ac ±
- 4) TOTAL NO. OF UNITS ALLOWED $0.3 \times 19.84 = 5.95$
- 5) TOTAL NO. OF UNITS PROPOSED = 5
- 6) OPEN SPACE REQUIRED = NONE
- 7) OPEN SPACE PROPOSED = NONE
- 8) PARKING SPACE REQUIRED = $2 \times 5 = 10$ SPACES
- 9) PARKING SPACE PROVIDED = 10 SPACES
- 10) TOTAL HIGHWAY WIDENING AREA = 1.34 Ac.

N15800
W60500



COORDINATE VALUES		
NS	NORTH	WEST
25	16,861.693	59,443.306
26	16,889.979	59,473.916
90	16,950.451	59,672.316
97	16,937.925	60,161.906
98	15,671.573	60,074.122
99	16,918.949	59,417.026
103	15,880.427	59,348.405
111	15,905.635	59,380.136
115	16,185.026	59,398.596
118	16,514.307	59,420.353
120	16,534.264	59,421.672
202	16,897.974	60,159.137
203	15,871.936	59,377.909
123	16,910.612	59,794.115

E.H.K. JR. 52 FOLD 61

Filed for record
DEC 27 1984

PROPERTY OF
TRAILS INC. EXHIBIT 3
FORMERLY JOHN E. TRAIL ESTATE

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100'

ELECTION DISTRICT 2C1
NOVEMBER 12, 1984

PATAPSCO WATERSHED

CRG PLAN APPROVED 10-31-84

P.W.A. COMPLETED NONE MAJ

FINAL PLAT CHECKED

PLANNING

ENGINEERING

STREET NAMES

HOUSE NOS.

W. DUVALL & ASSOCIATES INC.
20 E. SUSQUEHANNA AVE.
TOWSON, MD. 21204
583-9571

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-9524 N16412.14 W59,395.72
12517 N16,935.35 W59,410.18

COMPUTED BY: D.F.

DRAWN BY: C.E.G.

CHECKED BY: J.D.

PROJECT NUMBER:

APPROVED: [Signature]
DIRECTOR OF PUBLIC WORKS
12/21/84
DATE

APPROVED: [Signature]
DIRECTOR OF PLANNING AND ZONING
12/27/84
DATE

APPROVED: [Signature]
DEPUTY STATE & COUNTY HEALTH OFFICER
12-21-84
DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION 'C' OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

10716
REG. NO.
12-2-84
DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENTS OF SUBSECTION 'C' OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Trails, Inc.
Lemuel F. Moyer 12/5/84
PRESIDENT DATE

NOTE:

THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:

- 1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- 2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82 (SECTION 22-68).
- 4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.